



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

SUBRANNI ZAUBER LLC  
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Attorneys for Debtor

Order Filed on May 14, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:  
Amr M. Selim

Case No.: 15-31092 (ABA)  
Hearing Date: May 14, 2019  
Chapter: 13  
Judge: Andrew B. Altenburg

**SECOND AMENDED  
ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form:  Followed  Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: May 14, 2019**

  
\_\_\_\_\_  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as 242-246 E. Broad Street, Millville, NJ 08332, New Jersey (the Real Property).

**IT IS hereby ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale may be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order.
3.  In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Jeffrey L. Gold, Esq.

Amount to be paid: Anticipated approximate fees between \$4,000 and \$5,000

Services rendered: Representation of Debtor through sale of real property. Work including, but not limited to preparation of Contract for Sale, communication with buyers counsel and Debtor's bankruptcy counsel, document review etc. with regard to sale of property at 424-426 E. Broad Street, Millville, NJ 08332

**OR:**  Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 7,974.00 claimed as exempt may be paid to the Debtor.
6. The  *balance of proceeds* or the  *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8.  The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:
  1. The secured lien held by M&T Bank/Bayview shall be fully satisfied by the sale of the property located at 242-246 E. Broad Street, Millville, NJ 08332 and such satisfying proceeds be disbursed immediately upon Closing. The secured lien holder shall ensure that a true and accurate final payoff figure is provided to Debtor's Real Estate counsel and/or appropriate parties prior to anticipated date of Closing. Pay-off will be requested within seven (7) days prior to Closing.
  2. Parties anticipate Closing to be conducted on or about July 12, 2019. Debtor shall provide Trustee with copy of HUD-1 Settlement Sheet within seven (7) days after Closing. If appropriate, Debtor shall file a modified Chapter 13 Plan no later than twenty-on (21) days after Closing.
  3. All non-exempt proceeds shall be disbursed to the Chapter 13 Trustee as an additional base to unsecured creditors who timely filed claims.

*rev.8/1/15*

In re:  
Amr M Selim  
Debtor

Case No. 15-31092-ABA  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 2

Date Rcvd: May 14, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 16, 2019.

db +Amr M Selim, 307 Gravel Bend Road, Egg Harbor Twp, NJ 08234-4809  
aty +Jeffrey L Gold, 2106 New Road, Suite F-6, Linwood, NJ 08221-1053

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 16, 2019

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 14, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2005-C, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-C by its dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Denise E. Carlon on behalf of Creditor Deutsche Bank National Trust Company Et Al... dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
Jaclyn Christine Clemmer on behalf of Creditor M&T BANK jclemmer@schillerknapp.com, tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com  
Jeanie D. Wiesner on behalf of Debtor Amr M Selim jwiesner@subranni.com, ecorma@subranni.com;cwild@subranni.com  
John R. Morton, Jr. on behalf of Creditor Santander Consumer USA, Inc. ecfmail@mortoncraig.com, mortoncraigecf@gmail.com  
Michael E. Blaine on behalf of Creditor BAYVIEW LOAN SERVICING, LLC tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com;btate@schillerknap p.com  
Michael E. Blaine on behalf of Creditor Specialized Loan Servicing, as Servicer for Deutsche Bank National Trust Company, as Trustee For Home Equity Mortgage Loan Asset-Backed Trust, SeriesINABS2005-C, Home Equity Mortgage Loan Asset-Backed tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com;btate@schillerknap p.com  
Michael E. Blaine on behalf of Creditor M&T BANK tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com;btate@schillerknap p.com  
Michael E. Blaine on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2005-C, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-C by its tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com;btate@schillerknap p.com  
Raymond Shockley, Jr on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com  
Rebecca Ann Solarz on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2005-C, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-C by its rsolarz@kmllawgroup.com  
Richard James Tracy, III on behalf of Creditor Bayview Loan Servicing, LLC, as attorney in fact for M&T Bank rtracy@schillerknapp.com, tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com  
Richard James Tracy, III on behalf of Creditor BAYVIEW LOAN SERVICING, LLC rtracy@schillerknapp.com, tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com

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Page 2 of 2  
Total Noticed: 2

Date Rcvd: May 14, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system (continued)

Scott M. Zauber on behalf of Debtor Amr M Selim jwiesner@subrannni.com,  
ecf@subrannni.com;ecorma@subrannni.com;cwild@subrannni.com;dhoff@subrannni.com  
Thomas J Subranni on behalf of Debtor Amr M Selim jwiesner@subrannni.com,  
ecorma@subrannni.com;dhoff@subrannni.com;cwild@subrannni.com;ecf@subrannni.com

TOTAL: 17